



THIS SPACE RESERVED

2016-010444

Klamath County, Oregon

09/30/2016 03:12:00 PM

Fee: \$57.00

After recording return to:

Ronald Croucher and Ann J. Croucher

26366 Kootenai

Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:

Ronald Croucher and Ann J. Croucher

26366 Kootenai

Chiloquin, OR 97624

File No. 124224AM

STATUTORY WARRANTY DEED

John William Smith also known as John W. Smith, Janiece Laverna Hannah, who acquired title as Janiece L. Smith also known as Janiece Laverna Smith, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Ronald Croucher and Ann J. Croucher, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The NW 1/4 of the SE 1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion Southeast of Centerline of Ivory Pines Road, now known as Sycah Road.

ALSO EXCEPTING any portion thereof lying within Ivory Pines Road, now known as Sycah Road.

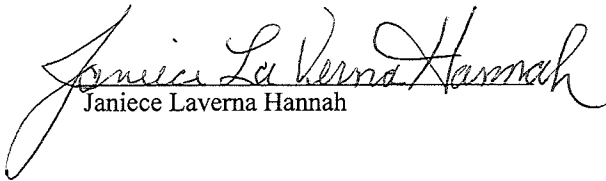
The true and actual consideration for this conveyance is **\$56,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

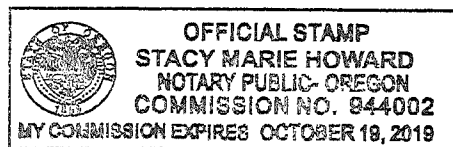
Dated this 29 day of September, 2016.


Janiece Laverna Hannah

State of Oregon } ss
County of Klamath }

On this 29th day of September, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Janiece Laverna Hannah, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19



Dated this 29 day of September, 2016.

John William Smith
John William Smith

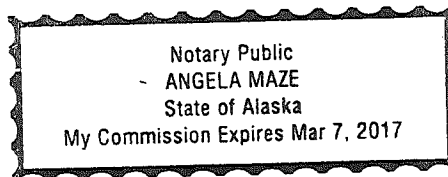
By: John William Smith Jr., as his attorney in fact
John William Smith, Jr., as his attorney in fact

State of Alaska } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared John William Smith Jr., as attorney in fact for John William Smith, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See Attached Notarial Certificate
Notary Public for the State of Alaska
Residing at: _____
Commission Expires: _____



ATTORNEY IN FACT ACKNOWLEDGMENT

State/Commonwealth of Alaska }
County of Municipality of Anchorage } ss.

On this the 29th day of September, 2016, before
Day Month Year

me, Angela Maze, the undersigned Notary
Name of Notary Public

Public, personally appeared John William Smith, Jr.
Name of Attorney in Fact

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory
evidence

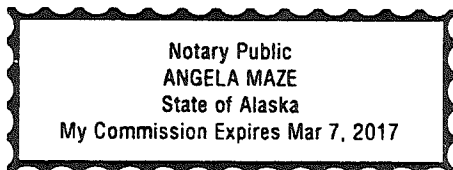
to be the person who executed the
within instrument as attorney in fact of

John William Smith

Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that
he/she subscribed the principal's name
thereto and his/her own name as attorney in
fact for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal and/or Any Stamp Above

Angela Maze
Signature of Notary Public

My Commission Expires: March 7, 2017

Other Required Information (Printed Name of Notary, Residence, etc.)

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: N/A Number of Pages: 3

Signer(s) Other Than Named Above: Janiece Laverna Hannah

Right Thumbprint
of Atty. in Fact

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